

North Beacon Hill Goals & Policies: Updating the Neighborhood Planning Element of the Comprehensive Plan

This documents shows how the revised North Beacon Hill Neighborhood Plan Element of the City's Comprehensive Plan updates and weaves together the Neighborhood Plan Element derived from the 1999 North Beacon Hill Neighborhood Plan with the goals and policies that emerged from this 2009 Update process.

North Beacon Hill Neighborhood Plan Vision				
North Beacon Hill is a community with a long and unique history, characterized by its ethnic and cultural diversity. The committee will work to develop a plan for a well defined urban village anchored by a new library and commercial/retail core accessed by efficient, pedestrian friendly, public transportation.				
Furthermore, the urban village plan will reinforce existing single family neighborhoods by encouraging and focusing additional growth within the boundaries of the urban village while maintaining affordable housing alternatives throughout North Beacon Hill.				
Finally, the committee's plan shall encourage the development and acquisition of additional public open space.				
1999 Neighborhood Planning element of the Comprehensive Plan	2009 Plan Update Goals and Policies		Proposed 2010 Comprehensive Plan Amendment Language	
I. Creating Choice for Living, Working and Recreating				
Goals				
NBH-G1 A well defined mixed use residential urban village that provides future housing opportunities and enhances the lives of Beacon Hill residents.	1	A well defined mixed-use residential neighborhood where the lives of Beacon Hill residents are enhanced, in part, through affordable and diverse housing options available throughout the neighborhood.		A well defined mixed-use residential neighborhood where the lives of Beacon Hill residents are enhanced, in part, through affordable and diverse housing options available throughout the neighborhood.
	2	A vibrant mix of housing close to the light rail station.		A vibrant mix of housing has been developed close to the light rail station.
NBH-G9 An urban village with a "sense of place" created through open space and urban design elements for residential areas and an improved overall business district image and identity.				An urban village with a "sense of place" created through open space and urban design elements for residential areas.
	3	An urban village with an improved overall business district image and identity that is home to a variety of commercial services, including a grocery store and a mix of small, local and ethnic businesses.		An urban village with a strengthened overall business district image and identity that is home to a variety of commercial services, including a grocery store and a mix of small, local and ethnic businesses.
	4	A range of well-maintained parks, community and open spaces in the urban village core with programs that accommodate a variety of uses and diversity of users		A range of well-maintained parks, community and open spaces in the urban village core with programs that accommodate a variety of uses and diversity of users
	5	North Beacon Hill is an active and safe neighborhood for a diversity of people, throughout the day and evening.		North Beacon Hill is an active and safe neighborhood for a diversity of people, throughout the day and evening.
NBH-G6 A residential urban village in which neighborhood traffic functions efficiently and safely and in which traffic calming devices that improve pedestrian safety are placed at strategic locations.				NBH-G6 A residential urban village in which neighborhood traffic functions efficiently and safely and in which traffic calming devices that improve pedestrian safety are placed at strategic locations.
NBH-G8 An urban village that provides open space amenities and utilizes design guidelines for future development that benefits the neighborhood and contributes to a livable environment.				NBH-G8 An urban village that provides open space amenities and utilizes design guidelines for future development that benefits the neighborhood and contributes to a livable environment.
NBH-G7 Recognize the link Beacon Avenue Boulevard provides through the entire neighborhood planning area.				NBH-G7 Recognize the link Beacon Avenue Boulevard provides through the entire neighborhood planning area.
NBH - G2 A neighborhood with a library in the "heart" of the neighborhood which will be consistent with the community-based siting criteria including improved pedestrian safety, improved transit access, visibility, and compatibility with neighborhood character and support the educational and informational mission of the library system				no longer necessary
Policies				
NBH-P6 Support City housing initiatives such as the Mayor's Housing Agenda recommendations and housing demonstration projects for affordable housing through design innovations for Accessory Dwelling Units (ADUs) and Residential Small Lot (RSL) zoning.		Allow alternative housing types, such as cottage housing, in single family zones to support affordable choices while preserving the single family character.		Allow alternative housing types, such as cottage housing, in single family zones to support affordable choices while preserving the single family character.
NBH-P3 Provide for a more diverse mix of housing types and densities, especially in the northern portion of the North Beacon Hill neighborhood.		Encourage and require a mix of unit prices and sizes through active use of incentives, direct City funding, and surplus property programs.		Encourage and require a mix of unit prices and sizes through active use of incentives, direct City funding, and surplus property programs.
		Encourage affordable, family-sized homes through incentives, direct City funding, and surplus property programs. In particular, strive to preserve, or when needed, replace affordable family-sized apartments in existing multi-family buildings.		Encourage affordable, family-sized homes through incentives, direct City funding, and surplus property programs. In particular, strive to preserve, or when needed, replace affordable family-sized apartments in existing multi-family buildings
		Achieve a balance of affordable rental and homeownership housing through incentives, direct City funding, and surplus property programs.		Achieve a balance of affordable rental and homeownership housing through incentives, direct City funding, and surplus property
		Encourage the development of housing close to the light rail station.		Encourage the development of more housing close to the light rail station.
		Capture the opportunity created by light rail to support affordable housing development close to the light rail station by including homes appropriate for different family sizes, so that residents are able to stay in the community, even as the neighborhood's housing market changes over time.		Capture the opportunity created by light rail to support affordable housing development close to the light rail station by including homes appropriate for different family sizes, so that residents are able to stay in the community, even as the neighborhood's housing market changes over time.
NBH-P4 Seek to maintain the character of low density multifamily areas in the northern portion of the urban village while providing opportunities for additional mixed-use residential development in the retail core in the southern portion of the urban village.				NBH-P4 Seek to maintain the character of low density multifamily areas in the northern portion of the urban village while providing opportunities for additional mixed-use residential development in the retail core in the southern portion of the urban village.
NBH-P5 Recognize areas within the urban village where future growth will support economic development of small neighborhood businesses and mixed-use residential buildings.		Support a continuing mix of small businesses and encourage new small businesses by providing technical assistance and access to financing for small businesses		Support a continuing mix of small businesses and encourage new small businesses by providing technical assistance and access to financing for small businesses
		Retain local access to food, including a grocery store in the commercial core		Retain local access to food, including a grocery store in the commercial core
		Promote services that can serve neighborhood residents who commute by light rail, such as childcare, close to station.		Promote childcare close to station
		Preserve and support the expansion of the role of El Centro as a cultural and service center, including current social services such as childcare and the food bank.		Preserve and support the expansion of the role of El Centro as a cultural and service center, including current social services such as childcare and the food
		Seek to create small pocket parks spread throughout the urban village, either through City acquisition or private development.		Seek to create small pocket parks spread throughout the urban village, either through City acquisition or private development.
		Encourage additional eyes on the street over the course of the day and evening through community programs and festivals, the design of new developments and other means.		Encourage additional eyes on the street over the course of the day and evening through community programs and festivals, the design of new developments and other means.

NBH-P21 Seek to create additional public open space amenities within the urban village through future public acquisition and encourage the inclusion of public open space in private development.				NBH-P21 Seek to create additional public open space amenities within the urban village through future public acquisition and encourage the inclusion of public open space in private development.
NBH-P22 Recognize that public streets are part of the open space network within the urban village and strive to improve the physical character and quality of the key pedestrian streets				NBH-P22 Recognize that public streets are part of the open space network within the urban village and strive to improve the physical character and quality of the key pedestrian streets
NBH-P27 Recognize the unique topography and location of North Beacon Hill and its connections to major arterials, freeway access points, and new sports-stadium destinations and seek ways to mitigate the resulting traffic impacts on residential street systems.				NBH-P27 Recognize the unique topography and location of North Beacon Hill and its connections to major arterials, freeway access points, and new sports-stadium destinations and seek ways to mitigate the resulting traffic impacts on residential street systems.
NBH-P7 Recognize the importance of the library as a focal point for a community with an ethnically diverse population, a significant number of whom are young, and its role as a symbol of pride and identity.				<i>no longer necessary</i>
NBH-P8 Support a new library design that is highly visible, incorporates opportunities for open space or civic gathering areas, and is a reflection of the diverse cultural and historic fabric.				<i>no longer necessary</i>
NBH-P11 Provide for improved and safe pedestrian access to a new North Beacon Hill Library through the location and design of the library and surrounding streets and walkways				<i>no longer necessary</i>
I. Shaping a Transit Oriented Town Center				
Goals				
	1	A civic gathering space appropriate and flexible for the diversity of cultures living in the neighborhood		A civic gathering space appropriate and flexible for the diversity of cultures living in the neighborhood
	2	Higher density development surrounds the light rail station and is responsive to the neighborhood context at a variety of scales, from single family houses to multistory buildings.		Higher density development surrounds the light rail station and is responsive to the neighborhood context at a variety of scales, from single family houses to multistory buildings.
	3	A redevelopment of El Centro de la Raza that builds on the site's history and serves as a defining civic element of the Town Center		A redevelopment of El Centro de la Raza that builds on the site's history and serves as a defining civic element of the Town Center
	4	The future urban form of the town center carefully and successfully transitions from denser development at the town center core to less dense and single family residential neighborhoods in a manner that is responsive to the context and character of the North Beacon Hill neighborhood.		The future urban form of the town center carefully and successfully transitions from denser development at the town center core to less dense and single family residential neighborhoods in a manner that is responsive to the context and character of the North Beacon Hill neighborhood.
NBH-G3 An urban village that is a pleasant place to walk and use alternative transportation, where streetscapes are lively, friendly places, and where roadways are seen as public access for walkers, bicycles, and buses as well as cars	5	An urban village that is a pleasant place to walk, with good access to alternative transportation; where lively, friendly and safe streetscapes encourage pedestrians and bicyclists and where roadways are seen as public access for walkers, bicycles, and buses as well as cars.		An urban village that is a pleasant place to walk, with good access to alternative transportation; where lively, friendly and safe streetscapes encourage pedestrians and bicyclists and where roadways are seen as public access for walkers, bicycles, and buses as well as cars.
NBH-G4 An urban village with transit service that serves the needs of the existing population and also provides for improvements to serve the neighborhood's projected population growth.				NBH-G4 An urban village with transit service that serves the needs of the existing population and also provides for improvements to serve the neighborhood's projected population growth.
NBH-G5 An urban village with an established neighborhood station and transit linkages to all other alternative transit modes available.				<i>no longer necessary, see NBH - G4</i>
Policies				
		Guide future development and potential rezones so they contribute to an urban form and character at the town center that is responsive to the North Beacon Hill vision.		Guide future development and potential rezones so they contribute to an urban form at the town center that is responsive to the North Beacon Hill design and character.
NBH-P15 Recognize the existing residential character of many streets within the urban village and support mechanisms to protect these streets from increased traffic.				NBH-P15 Recognize the existing residential character of many streets within the urban village and support mechanisms to protect these streets from increased traffic.
NBH-P1 Establish methods to focus future growth to areas within the urban village best served by existing and future transit and community services. As part of this effort, consider NC2/R-40 as well as less intensive commercial and multifamily zoning in areas abutting existing NC2 zones, including consideration of upzoning single-family zoned areas approximately as shown on attached Map P-1		Encourage sensitive transitions between densities of development throughout the urban village, in particular between the town center and surrounding residential area		Encourage successful and sensitive transitions between densities of development throughout the urban village, in particular between the town center and surrounding residential area
		Preserve the role of El Centro as a cultural and service center, with social services such as childcare and food bank.		Preserve the role of El Centro as a cultural and service center, including current social services such as childcare and the food bank
		Support mixed-use development on the El Centro site through appropriate zoning or regulatory changes.		Support the envisioned mixed-use development on the El Centro site through appropriate zoning or regulatory changes.
		Support a multicultural gathering venue, whether publicly or privately developed.		Support a multicultural gathering venue, whether publicly or privately developed.
		Continue to develop neighborhood specific cultural programming and design elements in Seattle's parks.		Continue to develop neighborhood specific cultural programming and design elements in Seattle's parks.
NBH-P9 Create enhancements to pedestrian safety along key pedestrian streets within the urban village and discourage barriers to those improvements.		Enhance pedestrian safety along key streets within the Urban Village and discourage projects that would hinder pedestrian access.		Enhance pedestrian safety along key streets within the Urban Village and discourage projects that would hinder pedestrian access.
NBH-P10 Seek improvements, such as crosswalks, pedestrian activated crossing signals, signage, curb bulbs or other devices that will improve pedestrian safety along Beacon Avenue, that support increased access to shopping and transit.				
NBH-P19 Enhance streetscapes on Beacon Avenue and provide pedestrian and bicycle improvements that will contribute to an improved image of the business district.		Use the <i>Pedestrian Master Plan</i> , which recognizes the importance of Beacon Avenue, as a tool for identifying and prioritizing pedestrian improvements.		Use the <i>Pedestrian Master Plan</i> , which recognizes the importance of Beacon Avenue, as a tool for identifying and prioritizing pedestrian improvements.
		Use the <i>Bicycle Master Plan</i> , which recognizes the importance of Beacon Avenue, to identify and prioritize and improve bicycle connections to downtown, Jefferson Park and Rainier Valley		Use the <i>Bicycle Master Plan</i> , which recognizes the importance of Beacon Avenue, to identify and prioritize and improve bicycle connections to downtown, Jefferson Park and Rainier Valley
NBH-P12 Recognize the current high levels of transit ridership on North Beacon Hill and support improvements to transit systems to encourage continued transit ridership and less reliance on the automobile.				NBH-P12 Recognize the current high levels of transit ridership on North Beacon Hill and support improvements to transit systems to encourage continued transit ridership and less reliance on the automobile.
NBH-P13 Strive to improve transit connections within Beacon Hill and to and from other neighborhoods to create a seamless transportation network for the neighborhood.				NBH-P13 Strive to improve transit connections within Beacon Hill and to and from other neighborhoods to create a seamless transportation network for the neighborhood.
NBH-P18 Recognize the unique conditions along Beacon Avenue as it cuts diagonally across the regular north/south and east/west street grid and creates irregular intersections and difficulties for pedestrian crossings.				NBH-P18 Recognize the unique conditions along Beacon Avenue as it cuts diagonally across the regular north/south and east/west street grid and creates irregular intersections and difficulties for pedestrian crossings.
NBH-P16 Strive to implement neighborhood traffic calming control devices and strategies that protect local residential streets from through traffic, short-cutting, high volumes, and high speed traffic as growth occurs within the urban village.				NBH-P16 Strive to implement neighborhood traffic calming control devices and strategies that protect local residential streets from through traffic, short-cutting, high volumes, and high speed traffic as growth occurs within the urban village.
NBH-P20 Encourage improvements on Beacon Avenue that enhance its functional use and physical appearance.				NBH-P20 Encourage improvements on Beacon Avenue that enhance its functional use and physical appearance.

NBH-P2 To enable any implementation of rezoning to be considered under Policy P ₁ , that portion of Beacon Avenue South located within the boundaries of the North Beacon Hill Residential Urban Village is designated a principal commercial street.				<i>no longer necessary</i>